

LOCATION MAP

### Legal Description:

19.913 ACRES OF LAND SITUATED IN THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT NO. 124, NEW CITY BLOCK 11672, BEXAR COUNTY, TEXAS.

OWNER: EQUILTY-GREEN I VENTURE

0.18 ACRE OPEN SPACE  
0.27 ACRE OPEN SPACE



OWNER: SALADO SHOPPING CENTER

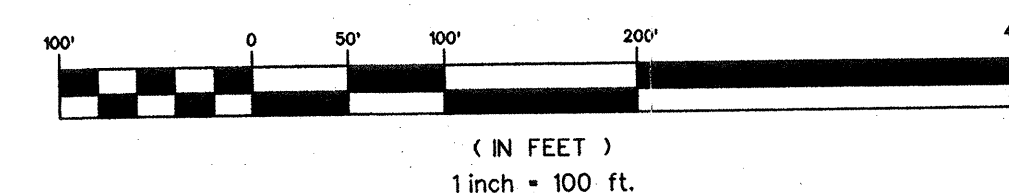
N.W. MILITARY DR.  
(60' R.O.W.)

### GENERAL NOTES

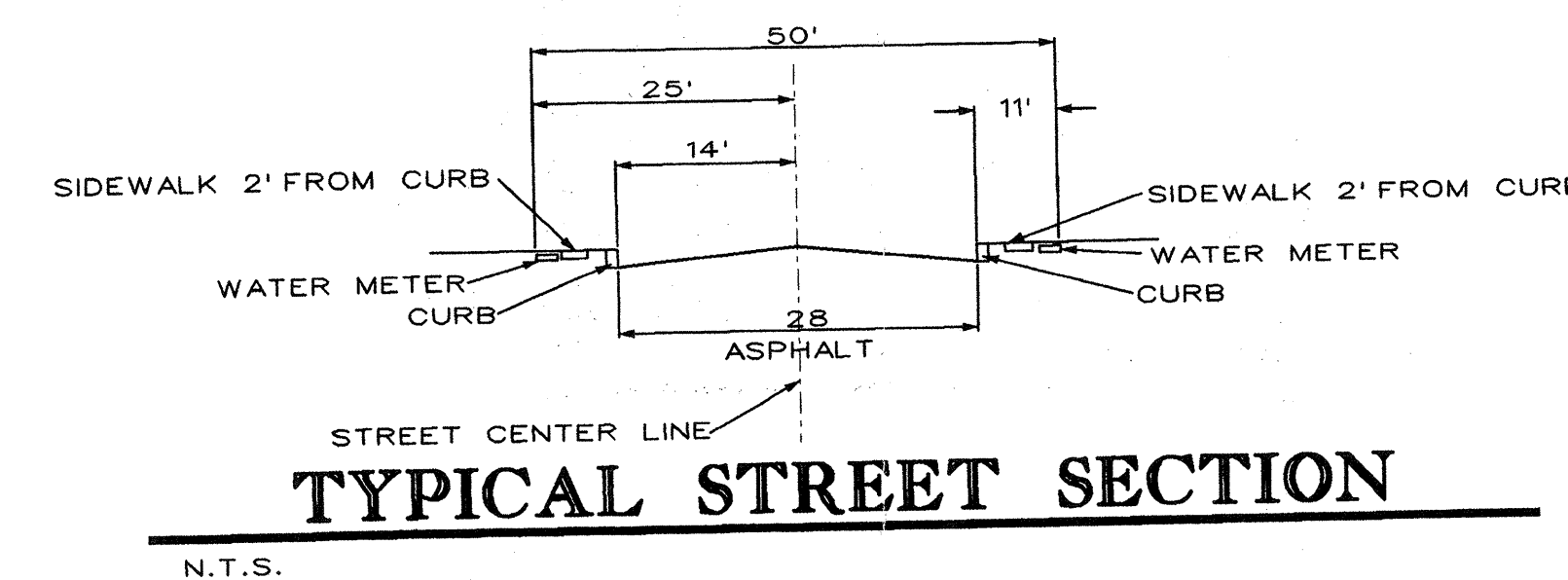
- GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
- A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
- BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-344(E).
- STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS.
- CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- SIDEWALKS WILL BE INSTALLED ALONG BRAESVIEW, 4' WIDE AND A MIN. OF 1' FROM PROPERTY LINE.
- PLANNED UNIT DEVELOPMENT IS LOCATED INSIDE CITY LIMITS OF SAN ANTONIO AND IS ZONED P1-R5.
- ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
- BEARING REFERENCE SOURCE IS THE NORTH AMERICAN DATUM 1983 TEXAS SOUTH CENTRAL ZONE.

### LAND USE

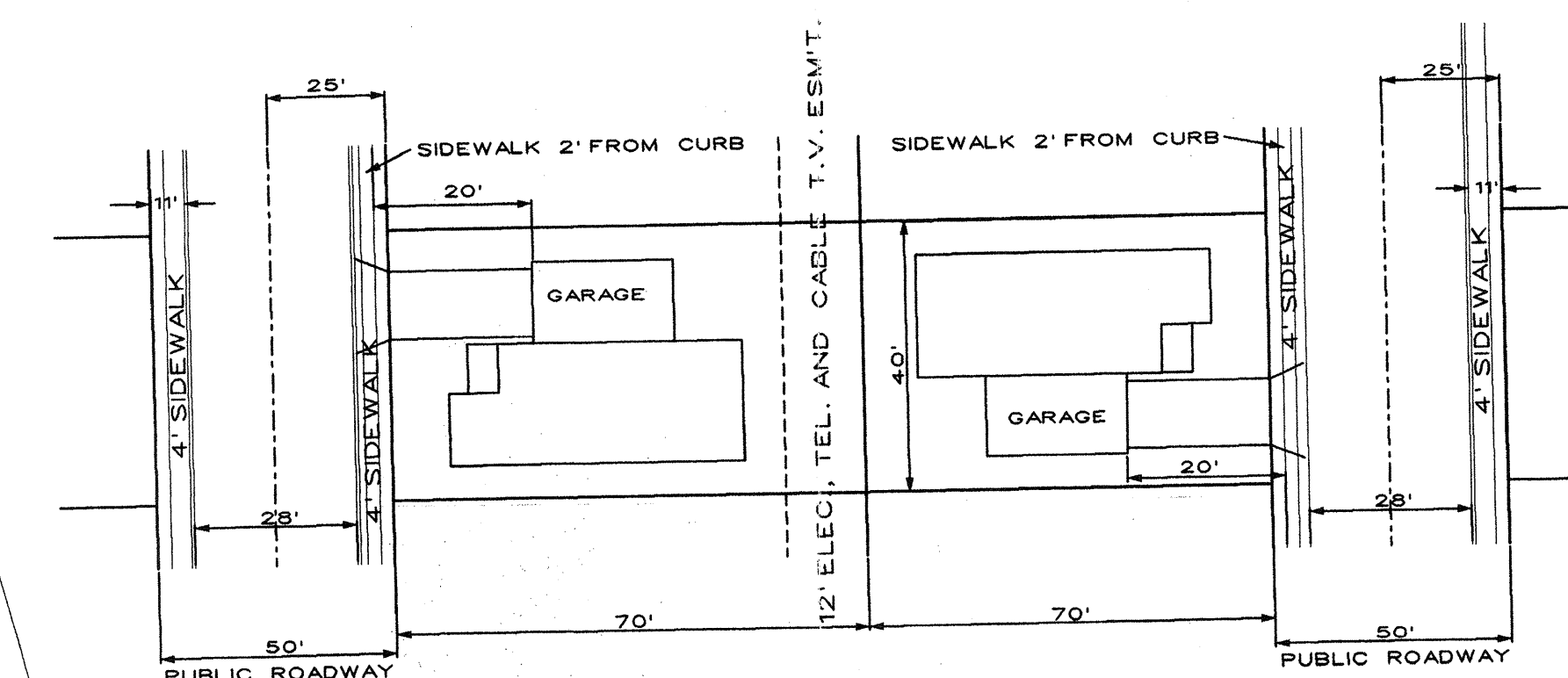
TOTAL NUMBER OF LOTS: 151 LOTS  
ZONING CLASSIFICATION: P-1-R5 - Max. Density 10 UNITS/AC.  
DENSITY AS PER PLAN: 7.6 UNITS/ACRES  
TOTAL GROSS AREA: 19.913 ACRE - 867,410 (Square feet)  
TOTAL IMPERVIOUS COVER: 7.4 ACRE - 322,344 (Square Foot)  
OPEN SPACE REQUIREMENTS AS PER UDC: 35% = 303,594 Square Foot  
PROPOSED OPEN SPACE AS PER PLAN: 63% = 544,936 Square Foot  
REQUIRED OPEN SPACE DEDICATION: 151 lots ÷ 114 lots = 1.32 ACRES  
PROPOSED OPEN SPACE DEDICATION: 2.04 ACRE



GRAPHIC SCALE



TYPICAL STREET SECTION



TYPICAL LOT SITE PLAN

### PROJECT SUMMARY

TOTAL ACRES: 19.913 AC.  
TOTAL LOTS: 151  
DENSITY: 7.61  
STREET L.F.: 4,100'

### DEVELOPER

KB HOME  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78229

### ENGINEER

W.F. CASTELLA & ASSOCIATES, INC.  
6800 PARK TEN BLVD. #180  
SAN ANTONIO, TEXAS 78213

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

P.U.D. PLAN NUMBER: 01-022

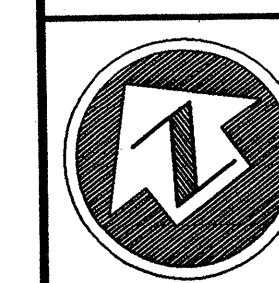
REVISED DATE: 12-06-01

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 DEC 18 PM 3:06

#01-022

CHURCHILL GARDENS SUBDIVISION

PLANNED UNIT DEVELOPMENT



SCALE: 1"=100'  
DATE: 7-12-01

LAND PLANNING TEAM

KB HOME

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
4800 Fredericksburg at Loop 1604, Box 314, San Antonio, TX 78229  
Tel: (210) 979-0072 Fax: (210) 979-0072

#01-022

file: rick/temp/chillgardendp2.dgn



**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Ron Valentin

**DATE:** April 10, 2002

**FROM:** Michael O. Herrera, Senior Planner

**COPIES TO:** File

**SUBJECT:** # 01-022

**Name:** Chruchill Gardens

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The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873